



City of Santa Barbara California

STAFF HEARING OFFICER STAFF REPORT

REPORT DATE: January 21, 2009
AGENDA DATE: January 28, 2009
PROJECT ADDRESS: 595 Sycamore Vista Road (MST2008-00581)
TO: Susan Reardon, Senior Planner, Staff Hearing Officer
FROM: Planning Division, (805) 564-5470
 Renee Brooke, AICP, Senior Planner *RLB*
 Roxanne Milazzo, Associate Planner *RM*

I. PROJECT DESCRIPTION

The 27,807 square foot project site has frontage on Sycamore Vista and Canyon View Roads. The proposed project involves the rebuild of a two-story single-family residence and detached two-car garage destroyed in the Tea Fire. The proposal includes a 511 square foot expansion to the first floor of the residence, a 117 square foot addition to the garage, and expansion of the first floor deck. The discretionary application required for this project is a Modification to permit new construction within the required 35' front setback (SBMC §28.15.060).

Date Application Accepted: December 29, 2008 Date Action Required: March 29, 2009

II. RECOMMENDATION

Staff recommends that the Staff Hearing Officer approve the project, as submitted.

III. SITE INFORMATION AND PROJECT STATISTICS

A. SITE INFORMATION

Applicant:	Andrew Roteman	Property Owner:	Noel Greenwood
Parcel Number:	013-163-001	Lot Area:	27,807 sf
General Plan:	Major Hillside	Zoning:	A-1
Existing Use:	One-Family Residence	Topography:	31%

Adjacent Land Uses:

North – Sycamore Canyon Road	East - Sycamore Vista Road
South – Residential Lot	West – Sycamore Canyon Road

B. PROJECT STATISTICS

	Previous	Proposed
Living Area	1,775 sf	2,286 sf
Garage	348 sf	465 sf

IV. DISCUSSION

This project was reviewed by the Single Family Design Board (SFDB) on December 29, 2008 and forwarded to the Staff Hearing Officer with comments.

The proposed project involves the rebuild of a two-story single-family residence and detached two-car garage destroyed in the Tea Fire. Both the residence and detached garage, which were originally built in 1975 without benefit of a survey, were located within the required 35' front setback off of Sycamore Vista Road. The proposal is to replace those buildings, with minor expansions, in their previous locations. A 511 square foot lower level addition will fill in the area under the previously cantilevered upper floor of the residence. Not only will this provide an aesthetic improvement over the previous architecture, but a seismic improvement as well. A 117 square foot expansion of the original garage dimensions will accommodate minor storage needs. A revised deck off the south side of the lower level maintains the outdoor amenity that previously existed. A Modification is necessary to rebuild the previous floor area plus the proposed expansion within the front setback.

It is Staff's position that the changes and expansion of floor areas within the required front setback allow the rebuild of the previous residence and garage with minor changes for improved use. Because of the triangular shape of the site with large amounts of street frontage, there will be no impacts associated with the expanded floor areas.

V. FINDINGS AND CONDITIONS

The Staff Hearing Officer finds that the Modification is consistent with the purposes and intent of the Zoning Ordinance and is necessary to secure an appropriate improvement on the lot. Given the overall slope of the property, re-building in the same location as the previous structures requires minimal ground disturbance, and is preferred over moving the development towards the center of the property. Additionally, the amount of separation being provided by the street, and the benefits of a structurally safe building, provide for appropriate improvements over the residence that previously existed.

Exhibits:

- A. Site Plan (under separate cover)
- B. Applicant's letter dated December 30, 2008
- C. SFDB Minutes

STAFF HEARING OFFICER STAFF REPORT
595 SYCAMORE CANYON ROAD (MST2008-00581)
JANUARY 28, 2009
PAGE 3

Contact/Case Planner: Roxanne Milazzo, Associate Planner
(rmilazzo@SantaBarbaraCA.gov)
630 Garden Street, Santa Barbara, CA 93101
Phone: (805) 564-5470

Roteman, Eberhard and Associates

A R C H I T E C T S A I A

December 30, 2008

Staff Hearing Officer
City of Santa Barbara
P.O. Box 1990
Santa Barbara, CA 93102-1990

Re: Modification Request for 595 Sycamore Vista Road, APN 013-163-001, A-1 Zone

Dear Staff Hearing Officer,

The two story single family residence (1775 sq. ft. net) and detached garage (348 sq. ft.) that existed before the Tea Fire were legal non-conforming buildings on the property. The original house was built in 1975 just before the Sycamore Fire which destroyed the house that was just finished. That owner rebuilt that house per the approved building plans from 1975 which are in the City's archives. When the house was located on the site in 1975 and rebuilt in 1978 in the same spot, a survey was not performed to locate the house relative to the site property lines. The house was located according to the site plan relative to Sycamore Canyon Road (which was not constructed within its easement but on the property at 595 Sycamore Vista Road). This caused the house and garage to be built within the front yard setback requirement for Sycamore Vista Road. The garage and house are outside the other required yard setbacks.

We are requesting a modification of the Required 35 foot Front Yard Setback per SBMC 28.15.060 at the house and the detached garage. Currently the second floor overhangs the first floor by 5 feet all around the perimeter (the house is the Octagon House). Our proposal for the house is to push the first floor out 5 feet so that the first floor lines up with the aerial footprint of the second floor. This will cause further front yard encroachment of the building footprint (which is smaller than the aerial footprint) by 5 feet on 4.25 sides of the house. This will bring the closet point of the house (not one of the eight sides of the house is parallel with the setback line) within 13'-3" of the setback line instead of the current 18'-3". We are proposing this change to the first floor due to seismic considerations. The 5 foot overhang of the second floor causes undue seismic penalties in the design of the house. By bringing the roof and second floor loads straight down to the first floor walls (instead of a cantilever situation) the loading is simplified and no penalties are incurred. Additionally the house had a 5 foot deck all around the house (under the overhanging second floor) to provide circulation around the first floor, by bringing the first floor out to the second floor we are eliminating that decking (except off the living room for access to the outside) since that circulation is now inside the house. The garage addition is to bring the inside dimension of the garage into compliance with the city's requirement of 20' x 20' clear inside dimension. The entire existing garage is within the setback. We are proposing that the closet point of the garage to be 1 foot more into the setback requirement. This is caused by

increasing the width of the garage to the west. We cannot increase the garage to the east without causing additional grading on a slope that is falling away towards Sycamore Canyon Road. No grading will be required to increase the width to the west. We are proposing to increase the length of the garage to 20 feet on the inside for the parking requirement and an additional 3 feet for bike and lawn care storage that will not encroach into the required 20 x 20 clear space. Without this additional 3 feet a storage shed would have to be installed on the site (outside the setback). Our proposal is a better solution.

The major benefits of increasing the ground footprint of the house to match the aerial footprint are that it will simplify the structural system of the house for seismic purposes. The current design is an upside down wedding cake with the second floor being larger than the first floor. This is against the Single Family Design Guidelines. Our proposal will help this situation by bringing the first floor out to the second floor line and eliminating the overhang. Our design uses a change in materials to break up the vertical element. The design had positive comments at SFDB consent at the December 29 meeting. The garage addition will bring the interior size of the garage into compliance with the City Ordinance. The encroachment of both buildings are at the bottom of the slope relative to Sycamore Vista Road. There is an 8 foot tall retaining wall around 3 sides of the house. The additional encroachment will not be visible from the road or the surrounding properties since the wall and hillside blocks the views of these walls. The garage also sits 12 feet below Sycamore Vista so this expansion will not be very visible. There are four other residences accessed from Sycamore Vista. I was able to talk with three of them, who all supported the project. No one was home at 575 Sycamore Vista which cannot see the property from their house. The property is 43,972 sq. ft. in size with 16,165 sq. ft. (36.8% of the site) in public road easement. Due to the configuration of the site with two roads on the two longest sides the triangle shaped property, the required setbacks are 18,268 sq. ft. (41.5%) of his property. With 78.3% of his property in public easements and setbacks he has an undue hardship relative to his neighbors.

Sincerely,



Andrew Roteman
Roteman Eberhard & Associates, Architects

595 SYCAMORE VISTA RD - SINGLE FAMILY DESIGN BOARD REVIEW COMMENTS

December 29, 2008

Public comment: Roger Helkey, neighbor: in support of the project.

Continued indefinitely to the Staff Hearing Officer with comments: 1) the Modification for addition of living area, garage expansion, and deck alterations is supportable; 2) the garage expansion infill of living area and deck alterations is supportable; 3) specify class A roof material; 4) specify the garage door; 5) provide exterior details, colors, materials, exterior lighting cut sheets.